



**Project #16-020  
Bybee Specialty  
Located at 740 North 50 West #2**

**REPORT SUMMARY...**

*Project Name:* Bybee Specialty  
*Proponent/Owner:* Dana Bybee / Steve Wimmer  
*Project Address:* 740 North 50 West #2  
*Request:* Conditional Use Permit  
*Current Zoning:* Commercial (COM)  
*Date of Hearing:* May 12, 2016  
*Type of Action:* Quasi-Judicial  
*Submitted By:* Russ Holley, Senior Planner

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**RECOMMENDATION**

Staff recommends that the Planning Commission **Conditionally Approve** a Conditional Use Permit for Project #16-020 Bybee Specialty, for the property located at 740 North 50 West #2; TIN #05-048-0022.

*Land use adjoining the subject property*

<i>North:</i>	COM: Commercial Uses	<i>East:</i>	COM: Commercial Uses
<i>South:</i>	COM: Commercial Uses	<i>West:</i>	MR-12: Residential Uses

**Conditional Use Permit**

The proponent is requesting a Conditional Use Permit (CUP) for vehicle sales in the COM zone. Vehicle sales are allowed only within the COM and Commercial Service (CS) zoning districts, with the majority of existing dealers being located along Main Street.

The applicant has indicated that this property would be ideal for his business operation because it is a web-based business and does not require a large property and expansive merchandise display. With a smaller inventory geared toward specialty cars and shown by appointment only, the applicant anticipates minimal impacts. All automobile inventory will be stored inside the warehouse building (five (5) total stalls). Seven (7) customers and employee parking stalls will be designated in the parking lot located south of the building as per the lease agreement.

The warehouse building consists of three units at approximately 1400 SF in size and a parking/loading area positioned to the south with a total of 19 parking places and some perimeter landscaping areas. A building sign is proposed for the south façade, permitted separately by City staff, but the existing lighting, parking lot, landscaping and overall property is planned to remain as is. Because of the internet marketing and appointment only business model, the impacts for this land use will be very minimal and similar to that for which the property was developed.

**AGENCY AND CITY DEPARTMENT COMMENTS**

No comments were solicited from City departments or agencies:

**PUBLIC COMMENTS**

Notices were mailed to property owners within 300 feet of the subject property. As of the time of this report, no comments have been received.

## **PUBLIC NOTIFICATION**

Legal notices were published in the Herald Journal on 4/28/16 and the Utah Public Meeting website on 5/5/16. Public notices were mailed to all property owners within 300 feet of the project site on 4/25/16.

## **RECOMMENDED CONDITIONS OF APPROVAL**

*This project is subject to the proponent or property owner agreeing to comply with the following conditions as written, or as may be amended by the Planning Commission.*

1. All standard conditions of approval will be recorded with the Design Review and are available in the Community Development Department.
2. This Conditional Use Permit authorizes vehicle sales at this property for five (5) vehicles placed inside the building or in the designated stalls south of the building.
3. As per LDC 17.38.040 a minimum of 4 parking stalls shall be provided on-site for customers (1 stall per every 400 SF of building).
4. Any new exterior lighting shall be concealed source, down-cast and reviewed and approved prior to the issuance of a building permit and shall comply with current LDC regulations.
5. No signs or fences are approved with this Conditional Use Permit. All signs and fences shall be approved and permitted by staff in accordance with the Land Development Code.

## **RECOMMENDED FINDINGS FOR APPROVAL**

The Planning Commission bases its decisions on the following findings supported in the administrative record for this project:


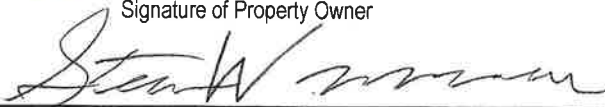
1. As conditioned with designated display locations, Bybee Specialty is compatible with surrounding land uses and zoning designations and will not interfere with the use and enjoyment of adjoining properties.
2. As conditioned, the street providing to the subject property has adequate capacity for the proposed use.
3. Other infrastructure to the subject property has adequate capacity, or suitable levels of service, for the proposed use.

This staff report is an analysis of the application based on adopted city documents, standard city development practices, and available information. The report is to be used to review and consider the merits of the application prior to and during the course of the Planning Commission meeting. Additional information may be revealed by participants at the Planning Commission meeting which may modify the staff report and become the Certificate of Decision. The Director of Community Development reserves the right to supplement the material in the report with additional information at the Planning Commission.



# APPLICATION FOR PROJECT REVIEW

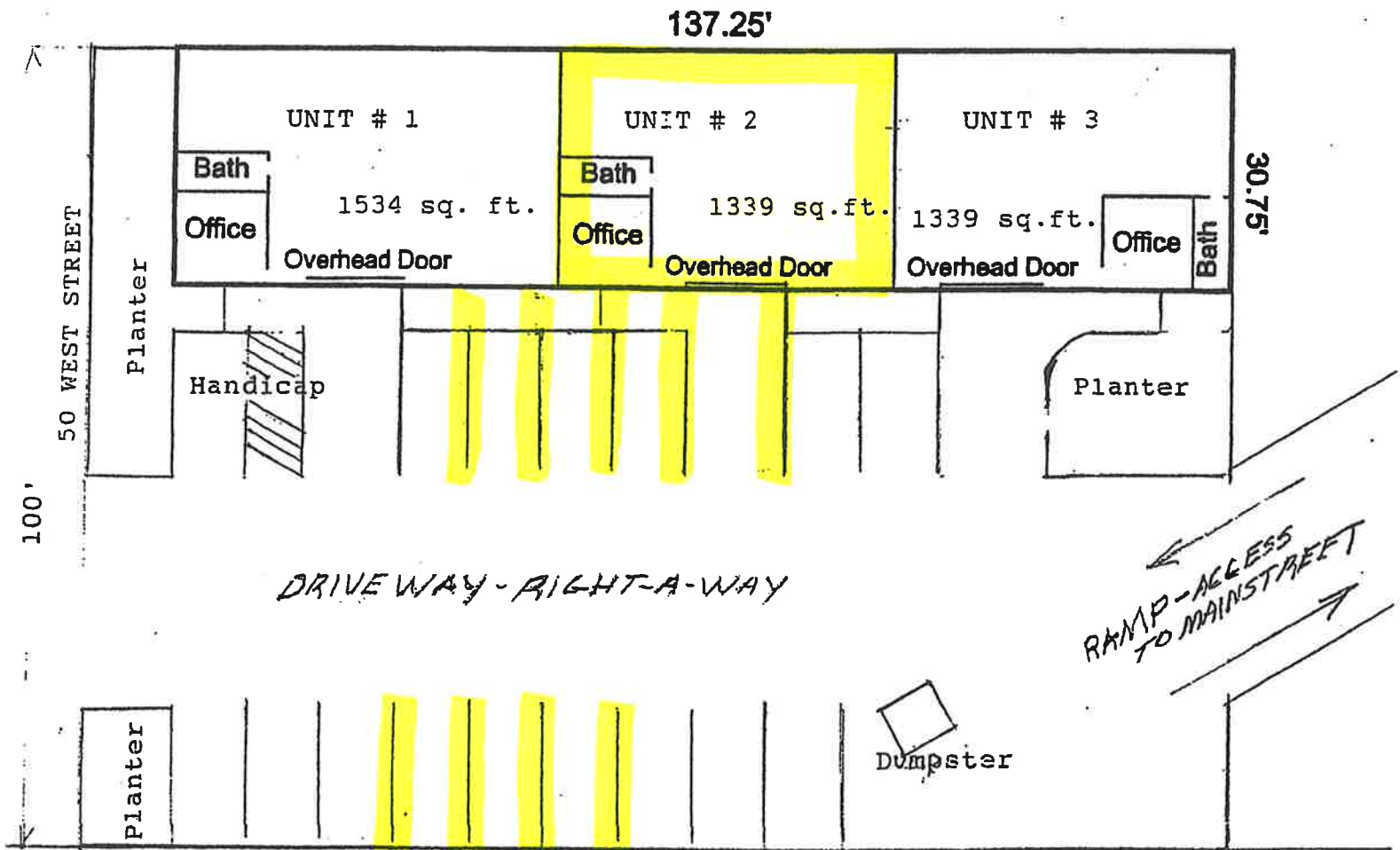
☒ Planning Commission   ☐ Land Use Appeal Board   ☐ Administrative Review

Date Received <b>4-11-16</b>	Received By	Receipt Number	Zone <b>COM</b>	Application Number <b>PC 16-020</b>
Type of Application (Check all that apply): <input type="checkbox"/> Design Review <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Subdivision <input type="checkbox"/> Zone Change <input type="checkbox"/> Administrative Design Review <input type="checkbox"/> Code Amendment <input type="checkbox"/> Appeal <input type="checkbox"/> Variance <input type="checkbox"/> 4950' Design Review <input type="checkbox"/> Other _____				
PROJECT NAME <b>BYBEE SPECIALTY</b>				
PROJECT ADDRESS <b>740 N. 50 W. #2</b>			COUNTY PLAT TAX ID # <b>05 - 048 - 0022</b>	
AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete) <b>DANA BYBEE</b>			MAIN PHONE # <b>435-760-9277</b>	
MAILING ADDRESS <b>586 S. 330 W.</b>	CITY <b>PROVIDENCE</b>	STATE <b>UT</b>	ZIP <b>84332</b>	
EMAIL ADDRESS <b>BYBEESPECIALTY@GMAIL.COM</b>				
PROPERTY OWNER OF RECORD (Must be listed) <b>STEVE WIMMER</b>			MAIN PHONE # <b>435-752-2326</b>	
MAILING ADDRESS <b>745 N. MAIN ST</b>	CITY <b>LOGAN</b>	STATE <b>UT</b>	ZIP <b>84321</b>	
EMAIL ADDRESS				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed) <b>ONLINE &amp; INTERNET USED VEHICLE SALES</b> <b>- Shown by appt. only</b> <b>- Vehicle inventory reside inside of bldg.</b>			Total Lot Size (acres)	
			Size of Proposed New Building (square feet) <b>1339 sq ft</b>	
			Number of Proposed New Units/Lots	
<b>- NO SITE ACTIVITY MAY OCCUR UNTIL AFTER APPROPRIATE COMMITTEE APPROVAL -</b>				
I certify that the information contained in this application and all supporting plans are correct and accurate. I also certify that I am authorized to sign all further legal documents and permits on behalf of the property owner.  I certify that I am the property owner on record of the subject property and that I consent to the submittal of this project. I understand that all further legal documents and permits will be sent to my authorized agent listed above.			Signature of Property Owner's Authorized Agent  	
			Signature of Property Owner  	

LEGAL DISCRIPTION: The following described tract of land  
in Cache County, State of Utah;

740 North 50 West Street, Logan, Utah  
Lots 10,11,12,13, Kirkland Addition to Logan City  
Part of Tax ID #05-048-0022

## BUILDING SKETCH



Bybee Specialty

740 North 50 West #2

Internet Vehicle Sales

Shown by appointment only

Vehicle inventory will reside inside of building (5 total)

Parking spaces designated for 2 owners and 5 customers

15 Years experience (relocating from 354 S Main where new Maverick resides)

Past building uses include Steve's Carpet Barn and Cross Fit Gym

Utilities currently with Logan City, Questar, 90g Refuse Container



05-048-0018

Unit # 2

05-048-0054

05-048-0022

WINNERS  
05-048-0053

N  
+  
S  
E

05-048-0020

WEST MOTEL

05-048-0024

MAIN ST.





www.bybee.com